

Simple Approach



18A West High Street, Crieff

PH7 4AU

Offers over £78,000

Simple Approach are pleased to bring this well presented flat on West High Street, Crieff to the residential sales market. This well appointed property comes to the market in good move in condition and offers spacious accommodation throughout. Comprising of; a welcoming entrance hallway, a bright and spacious lounge, sizeable fitted kitchen, dining area, two generous bedrooms and a fresh white bathroom with shower over bath facility. This property is set within the ever desirable area of Crieff, known for being a peaceful, residential location along with having all local amenities just a short distance away in the centre. Due to its size and location this home lends itself to a wide range of buyers, particularly to first time buyers or buy-to-let investors looking for a well-situated home, which only viewing will confirm.

Lounge

12'11" x 16'0" (3.96 x 4.88)

11'3" x 12'4" (3.45 x 3.76)

Kitchen

9'11" x 12'1" (3.04 x 3.69)

Dining Area

11'2" x 10'3" (3.41 x 3.13)

Entrance Hallway

7'2" x 13'11" (2.19 x 4.25)

Bedroom

11'8" x 10'4" (3.57 x 3.17)

Bathroom

7'3" x 6'0" (2.21 x 1.85)

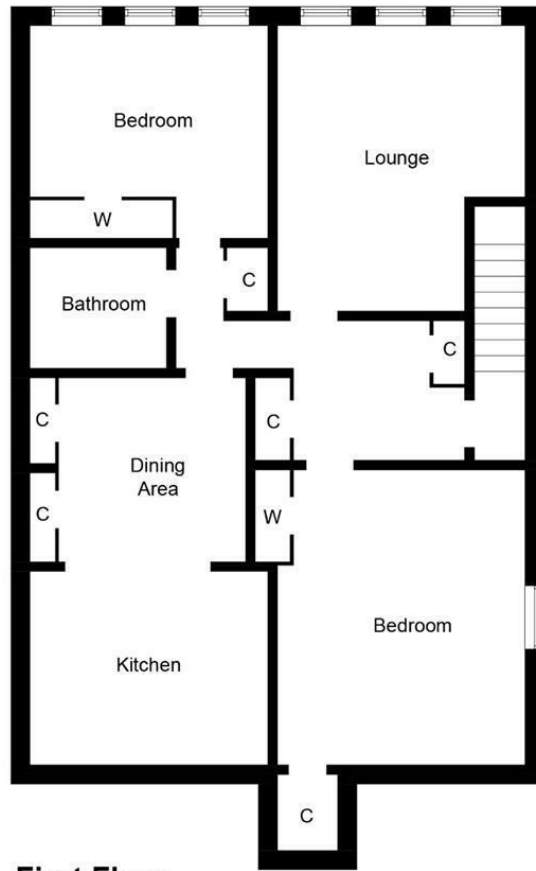
Bedroom



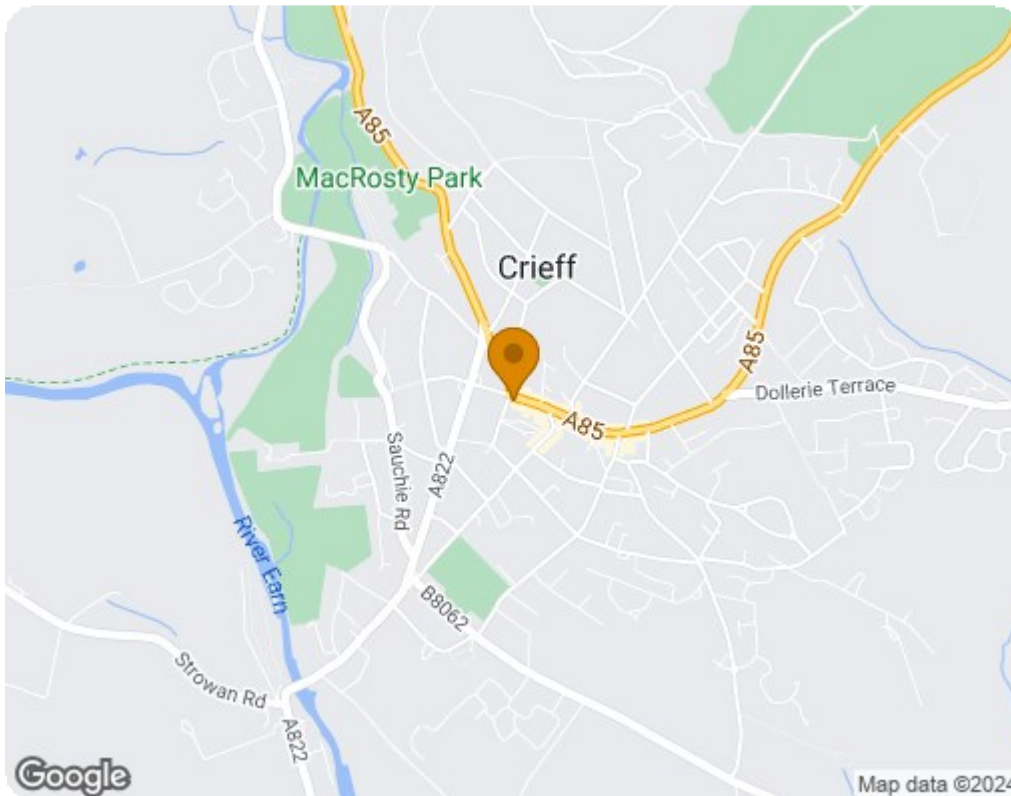


- Well Presented Flat
- Bright & Spacious Lounge
- Gas Central Heating
- Two Generous Bedrooms
- Sizeable Kitchen
- Double Glazing Throughout
- Highly Sought After Crieff Location
- Dining Area





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	54
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		